

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

346 Wixford Trace
Alabaster, AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Two Hundred Ninety-Eight Thousand Dollars and 0/100 (\$298,000.00) and other valuable considerations to the undersigned GRANTOR, Richard B. Prestwood, in hand paid by the GRANTEES, Binod Basnet and wife, Anima Acharya Basnet, the receipt whereof is acknowledged, I, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:


Lot 343, according to the Survey of Weatherly, Wixford Moor, Sector 24, as recorded in Map Book 20 page 144 in the Probate Office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

\$265,950.00 of the Purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Inst. 1997-14475.

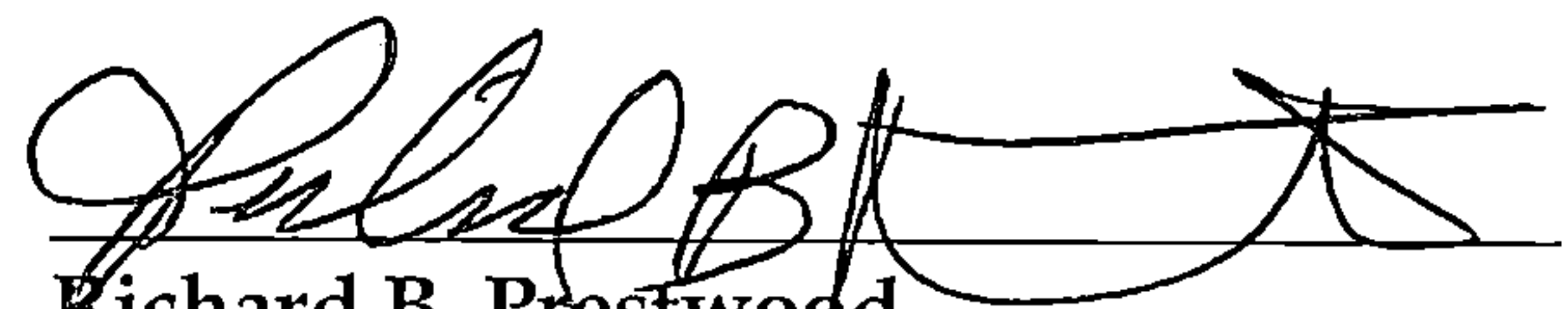
TO HAVE AND TO HOLD to the said GRANTEES, their heirs, executor, administrators, successors and assigns forever.


20191101000404050 1/2 \$57.50
Shelby Cnty Judge of Probate, AL
11/01/2019 08:24:48 AM FILED/CERT

Shelby County, AL 11/01/2019
State of Alabama
Deed Tax: \$32.50

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEES, their heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

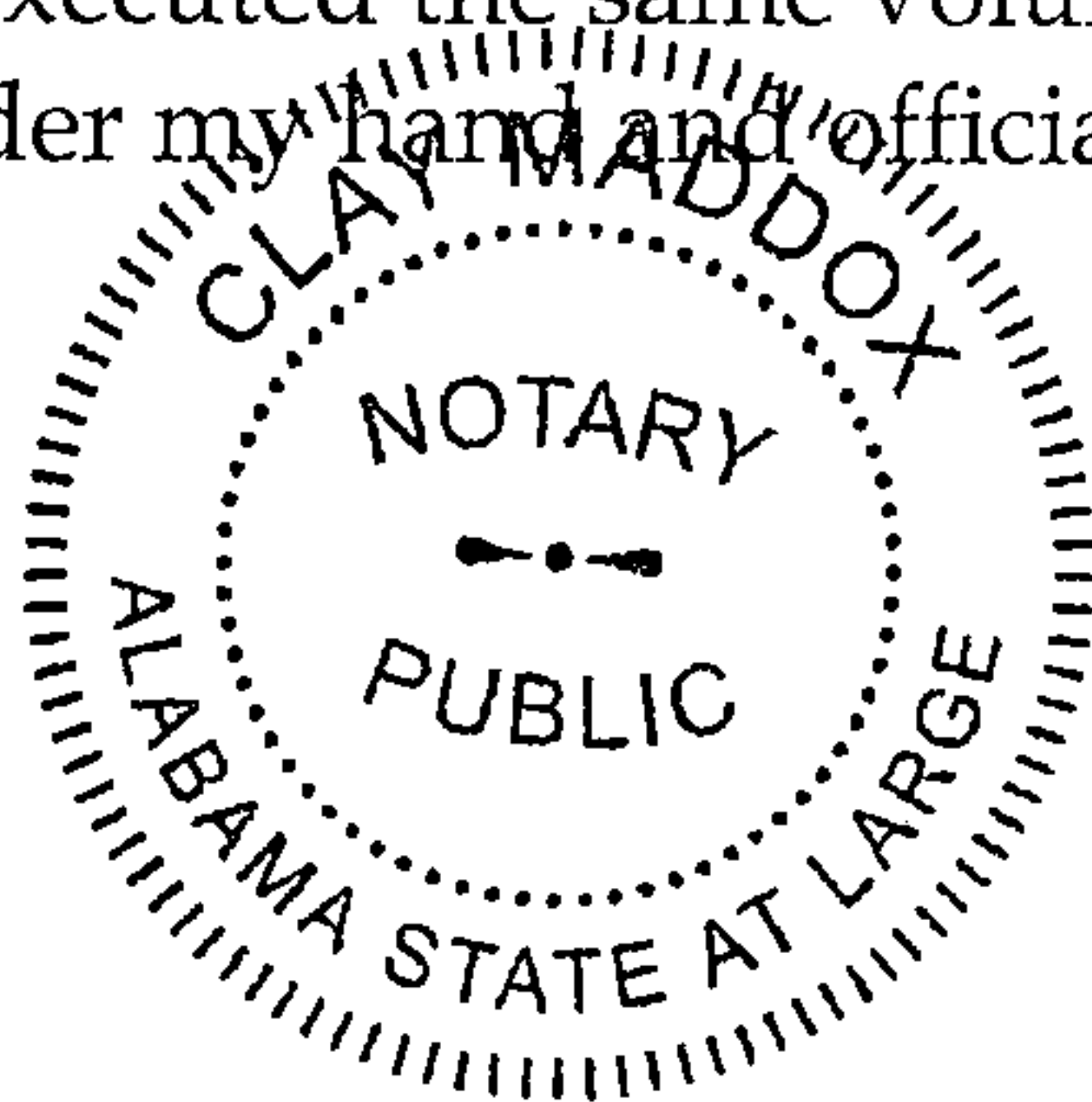
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hands and seals, on this 18th day of October, 2019.


Richard B. Prestwood

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Richard B. Prestwood**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2019.




NOTARY PUBLIC
My Commission Expires: 4-23-23

Address of Grantee:
346 Wixford Trace
Alabaster, AL 35007

Address of Grantor:
3690 Cypress Cir
Gulf Shores, AL 36542

Property Address:
346 Wixford Trace
Alabaster, AL 35007

Real Value: \$298,000.00

